



**ADDENDUM NO. 1
CITY OF SAN LUIS
DOWNTOWN REDEVELOPMENT PLAN RFP NO. 2021-004
ISSUED- FEBRUARY 2, 2021**

TO: Respondents of Record

FROM: City of San Luis

The following addendum to the City of San Luis Downtown Redevelopment Plan RFQ No. 2021-004 project is made. Make all revisions to the Request for Qualifications Packet Documents stated herein. Insofar as the original RFP packet documents with this Addendum, the Addendum shall govern. The pre-proposal meeting recoding can be view for further clarifications on respondents questions. The following addendum to the following:

1. Question: Do we need to include liquor Liability in the insurance coverage?

Response: No, the liquor liability is remove from the RFP requirement.

2. Question: Can we submit a pdf copy of the proposal?

Response: Submit one (1) fully-executed original copy and one (1) USB thumb-drive/flash drive containing a digital copy in PDF or PC readable format.

3. Question: Is there a "not to exceed" budget for the first year of the project?

Response: The City does not have a “not to exceed budget amount for the first year of the project”. The City allocated \$75,000 for FY 2020-2021. Staff have the ability to request additional funding from council, but due to the late start of the project, we do not anticipate requesting additional funding for this fiscal year.

4. Is San Luis in a federal opportunity zone?

Response: The City of San Luis has two opportunity zones designations, 114.03 and 116.01. The proposed area for redevelopment is included in the downtown opportunity zone 114.03.

5. In addition to the General Plan, are there any previous studies or reports pertaining to any aspect of the proposed Redevelopment Area? These studies may include demographics, land use, utilities, land ownership, or other existing conditions.

Response: The Environmental Protection Agency (EPA) and General Service Administration (GSA) provided a sustainable economic development technical assistance grant by conducting an improving community connections study to determine the impacts of the modernization of the port to the San Luis downtown area. The City conducted a

downtown drainage master plan study. Furthermore, the City conducted a master plan for downtown parks and parking lot study to utilize federal land.

6. Has there been any assessment of the condition of the structures in the area to determine if they may be defined as a blighted property?

Response: No, the City has not conducted an assessment of the condition of the structures in the area.

7. If there has not been any previous assessment of the properties in the area, will a “windshield survey” of the exterior of the properties be adequate to make a determination of blighted areas?

Response: The City will require consultant to conduct the adequate assessment to established and qualify the area as redevelopment as define by Arizona State Law.

8. Will the City provide information on the existing street levels or grades?

Response: Yes, the City of San Luis will provide street levels and grades information.

9. Does the City have “as-built” drawings or other plans showing location of all existing structures and/or utilities in the study area?

Response: The City does not have “as build” drawings of all existing structures in the downtown. The City has partial information on the utilities in the area.

10. Have the existing property owners and/or residents been contacted in any way regarding the proposed Redevelopment Area and this project?

Response: No, the City has not contacted the property owners.

11. Is a Parking Study envisioned to be a part of this study?

Response: The City does envisioned a parking study to be completed, but will be determine based on availability of funds. The city will allow a fee cost to be included in the proposal as additional services.

12. Is a Market Study including an assessment of market-driven demand for various land uses, an investigation into the existing, planned, and proposed supply of competitive properties and calculation of the City’s potential capture of the regional demand for various land uses over time envisioned to be a part of this study?

Response: The City does envisioned a market study to be completed, but will be determine based on availability of funds. The city will allow a fee cost to be included in the proposal as additional services.

13. Is a Fiscal Impact Analysis to determine how the preferred development scenario provides a return on the City’s investment be it land acquisition and/or infrastructure enhancements intended to be a part of this study?

Response: The City does envisioned a fiscal impact analysis to be completed, but will be determine based on availability of funds. The city will allow a fee cost to be included in the proposal as additional services.

14. Is any work related to the General Plan Update envisioned to be a part of this Scope of Work?

Response: No additional work related to the general plan will not be done as part of this scope of work. The redevelopment plan will be adopted as an appendix of the general plan and will be completed internally.

15. How much funding for this project is currently included in the FY 2020-2021 budget?

Response: The City of San Luis allocated \$75,000 for FY 2020-2021 budget. The City fiscal year start July 1 to June 30.

16. How many downtown user groups are there?

Response: There are currently no downtown user groups.

17. Has the Steering Committee been established?

Response: No, the City has not established a steering committee.

18. Do you anticipate presenting both the establishment of the redevelopment area and master plan at the time to council?

Response: Yes, both projects will be presented at the same time.

19. What staff support will be available?

Response: The firm will received support from all city staff including Economic development, Public Works, Development Services and Parks and Recreation.

20. Is the existing parking study will be require to be updated?

Response: No, the existing study is focus on federal land located in the downtown.

21. Will the dividers in the proposal be counted as part of the 25 maximum page limit?

Response: No, the dividers will not be counted as part of the 25 max page limit.

22. Who will be the lead in the project?

Response: The Economic Development Department will be the lead for the project, but will work directly and in support of other departments.

23. Will the proposal be require to be organize as stated in the RFP proposal requirements on page 5 or evaluation criteria and procedures on page 6?

Response: Proposal should be organize as stated in the proposal requirement on page 5 of the RFP.

24. Have you seen a delay in mail couriers?

Response: The City has post office box where USPS mail is deliver. City staff picks up mail every Monday-Thursday at 2 pm. Mail couriers can deliver packages at city hall Monday-Thursday from 7 am to 6 pm.